



STATEMENT OF INFORMATION

76 NARDOO STREET, CAPE PATERSON, VIC 3995

PREPARED BY RAHNEEL SKATE, PBE REAL ESTATE CAPE PATERSON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 NARDOO STREET, CAPE PATERSON,

4 2 -

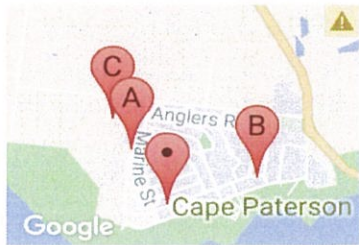
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

Provided by: Rahnee Skate, PBE Real Estate Wonthaggi

MEDIAN SALE PRICE



CAPE PATERSON, VIC, 3995

Suburb Median Sale Price (House)

\$400,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



55 CORAL ST, CAPE PATERSON, VIC 3995

4 2 1

Sale Price

***\$413,700**

Sale Date: 22/05/2017

Distance from Property: 469m



3 NARDOO ST, CAPE PATERSON, VIC 3995

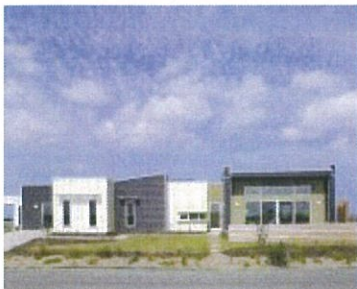
3 2 2

Sale Price

***\$541,000**

Sale Date: 12/05/2017

Distance from Property: 636m



13 SUNLIGHT BVD, CAPE PATERSON, VIC 3995

3 2 1

Sale Price

***\$580,000**

Sale Date: 02/03/2017

Distance from Property: 731m



This report has been compiled on 07/08/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

76 NARDOO STREET, CAPE PATERSON, VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

512,500 -

Median sale price

Median price

\$400,000

House

X

Unit

Suburb

CAPE PATERSON

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
55 CORAL ST, CAPE PATERSON, VIC 3995	*\$413,700	22/05/2017
3 NARDOO ST, CAPE PATERSON, VIC 3995	*\$541,000	12/05/2017
13 SUNLIGHT BVD, CAPE PATERSON, VIC 3995	*\$580,000	02/03/2017